

MINUTES
ZONING BOARD OF APPEALS
APRIL 6, 2006

Board members met at Stow Town Building at 9:00 a.m. to conduct a site visit to **156 Great Road** that had been the subject of a public hearing on April 3rd. Members present were Edmund Tarnuzzer, Donald Dwinells, Michele Shoemaker (associate), Lee Heron (associate) and William Byron (associate).

The applicant, Kostas Asprogiannis, trustee of **KEDE Realty Trust**, had requested variances from Zoning Bylaw Section 7.7.1, "Off-Street Parking and Loading Area Design Requirements", to allow expansion of the existing parking area. A variance of nine (9) feet was sought to allow setback of 21 feet from Great Road, and a variance of thirteen (13) feet to allow setback of 17 feet from Dudley Court.

The Board noted the location and extent of the existing parking area and the proposed enlargement as related to lot lines and abutting properties. Some improvements to the site were evident. The landscape plan was consulted to determine where screening with evergreen plantings would be made at the rear lot line and with Dudley Court. It was noted that Dudley Court does not exist visually as the area is grass-covered and appears to be part of the property at 12 Bradley Lane.

In discussion, the members did not feel that grant of the requested variances would derogate from the intent and purpose of the Zoning Bylaw.

On motion of Mr. Tarnuzzer, second by Ms. Shoemaker, it was voted unanimously to grant variances of nine (9) feet from Great Road and thirteen (13) feet from Dudley Court.

The meeting adjourned at 9:45 a.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board